



COAST RIDGE ECOLOGY^{LLC}

BIOLOGICAL SURVEYS • MONITORING • PERMITTING • RESEARCH

February 9, 2025

Camille Leung
Project Planner
San Mateo County Planning
455 County Center, Second Floor
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Subject: Response to Letter from Property Owner at 771 San Carlos Ave., Regarding Riparian Boundary on the Lacasia Property (APN 047-105-020) in El Granada, California.

Dear Ms. Leung:

This letter is in response to a letter from the property owner at 771 San Carlos Avenue dated February 9, 2025, regarding the riparian corridor boundary on the Lacasia Property (APN 047-105-020) in El Granada, California.

I mapped the riparian vegetation (associated with the Montecito riparian corridor) boundary line on the Lacasia property (by hand) using tape flagging by ascertaining where the riparian corridor met the 'greater than 50% cover' requirement as stated in section 7.7 of the San Mateo County LCP¹. The arroyo willow is the dominant riparian vegetation along this corridor, and this vegetation was used to determine the corridor boundary. Based on the riparian corridor boundary delineation that I did, both the 30-foot and 50-foot riparian buffers were calculated and these are shown along with the riparian corridor boundary on the Boundary and Topographic Map prepared by Turnrose Engineering in May 2020. It should be noted the riparian corridor boundary is not the drip line of the trees, but rather where the 50% cover requirement of the LCP is met. It also should be noted that the mapping that I conducted in 2020 was conducted 16 years after clearing of the riparian vegetation occurred (in June 2004, per report prepared by Tom Mahoney of Albion Environmental (*Riparian Delineation on San Carlos Avenue Parcel (APN 047-105-020), El Granada, CA, October 15, 2004*). This was ample time for the riparian corridor to recover, and the riparian corridor had completely recovered. It should also be noted that riparian vegetation will fluctuate over time, as drought conditions would cause a retreat, and wetter years would cause an expansion.

In October 2024, I provided an updated letter to the County in regards to the status of the vegetation communities and riparian corridor (*Updated Biological Report for residential parcel at 779 San Carlos Avenue, El Granada, San Mateo County, California; APN No. 047-105-020, October 18, 2024*), stating that the boundaries of the vegetation had remained the same.

Based on the current design and location of the home, I believe any potential impact from the proposed home construction to the Montecito Riparian Corridor has been minimized to the fullest extent in compliance with LCP sections 7.7, 7.11 and 7.12.

¹ County of San Mateo Local Coastal Program Policies, September 2021.

<https://www.smcgov.org/media/73646/download?inline>

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Lacasia Property (APN 047-105-020) in El Granada, California.*

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If you have any questions or concerns, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Kobernus". The signature is fluid and cursive, with a long horizontal stroke at the end.

Patrick Kobernus
Principal Biologist